

# 不动产权测量报告

## (房产测绘)

邢台市城乡房产测绘队

2024年06月27日



# 报告书情况说明

一、委托方：巨鹿县西王房地产开发有限公司

二、项目概况：

1、名称：西王杨综合批发市场西区4A号商业

2、坐落：巨鹿县西平北街60-1号西王杨综合批发市场西区4A号商业

3、地上层数：2

地下层数：0

4、结构：混合

5、建筑面积：1918.80

6、占地面积：959.40

7、测绘人：展豪、张皓

8、计算人：王超

9、测绘仪器编号：1096388109

10、测绘类别：实测绘

11、建成年份：2024

12、备注：



## 房产面积计算说明

### 一、 测量依据

经现场测量，依据《不动产权籍调查技术方案》中的要求，房屋面积测算方法按照《房产测量规范》（GB/T17986.1-2000）执行，并按建设部“关于房屋建筑面积计算与房屋权属登记有关问题的通知”（建住房[2002]74号文）等相关内容进行房屋面积测算，具体成果详见《户室面积表》。

### 二、 面积计算

- 1、建筑面积是采用北京超图软件股份有限公司的专业房产测绘软件计算及分摊。
- 2、报告中应说明的面积计算中的其他问题。

### 三、 其他

- 1、本测绘报告所述面积，是指按现场勘测该房产的实际建筑面积，权属面积以产权部门确认的面积为准。
- 2、本测绘报告不作为权属证明。
- 3、我们与委托方没有利害关系或偏见，也与有关当事人没有利害关系或偏见。
- 4、本测绘报告中陈述的事实是真实和准确的，保证本测绘报告中所涉及的测量和计算结果是客观、公正、准确和规范的。我们愿意为该测绘报告涉及的房产测绘质量负责。
- 5、本测绘报告在正式提交前，已提请委托方检查校对。
- 6、依据《房产测绘管理办法》第七条房产测绘成果资料应当与房屋自然状况保持一致。房产自然状况发生变化时，应当及时实施房产变更测量。
- 7、委托方对测绘报告有异议的，按《房产测绘管理办法》的规定，可以委托上一级房产测绘机构鉴定。
- 8、本测绘报告一式四份，其中三份交给委托方，一份由测绘单位存档备案。

## 报告使用说明

- 一、 本测绘报告加盖测绘成果章生效。
- 二、 本测绘报告涂改、复制、或部分使用无效。如有损毁或遗失，应及时向测绘单位申请重新测绘。
- 三、 本测绘报告有效期至该房屋客体发生变化，当测绘对象客体发生变化后，应及时申请变更测绘，否则此测绘报告无效。
- 四、 本测绘报告测绘项目的房地产资料由委托方提供。若由于委托方提供资料的完整性、真实性而影响本测绘报告的，责任由委托方承担。
- 五、 本测绘报告：  
$$\text{建筑面积} = \text{套内面积} + \text{分摊面积}$$
$$\text{分摊面积} = \text{套内面积} * \text{分摊系数}$$

户室面积表

图幅号：

丘号：

面积单位：平方米

| 层次   | 单元号 | 房 号  | 房屋用途 | 建筑面积   | 套内建筑面积 | 分摊建筑面积 | 阳台建筑面积 | 占地面积  |
|------|-----|------|------|--------|--------|--------|--------|-------|
| 1, 2 |     | 商铺01 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺02 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺03 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺04 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺05 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺06 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺07 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺08 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺09 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺10 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺11 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺12 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺13 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺14 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺15 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺16 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺17 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |
| 1, 2 |     | 商铺18 | 商业   | 106.60 | 102.96 | 3.64   | 0.00   | 53.30 |

## 测量报告[实测绘]

楼幢代码：20240524-000033728

幢 号：4A号商业

测量编号：20240524-0007-07

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| 房屋坐落             |       | 邢台市巨鹿县西平北街60-1号西王杨综合批发市场西区项目4A号商业 |         |       |         |              |       |  |
| 产权人或委托人          |       | 巨鹿县西王房地产开发有限公司                    |         |       |         |              |       |  |
| 项目编号             |       | 20240524-0007-07                  |         | 委托日期  |         | 2024年 5月 27日 |       |  |
| 建筑结构             |       | 混合                                |         | 建成年份  |         | 2024         |       |  |
| 总建筑面积            |       | 1918.80                           |         | 房屋总层数 |         | 2            |       |  |
|                  |       |                                   |         | 地上层数  |         | 2            |       |  |
|                  |       |                                   |         | 地下层数  |         | 0            |       |  |
| 分 类 明 细          |       |                                   |         |       |         |              |       |  |
| 功能区号             | 功能区名称 |                                   | 建筑面积    |       | 套内面积    |              | 分摊面积  |  |
| 1                | 商业区   |                                   | 1918.80 |       | 1853.28 |              | 65.52 |  |
| 总和：              |       |                                   | 1918.80 |       | 1853.28 |              | 65.52 |  |
| 备注：总建筑面积不包含人防面积。 |       |                                   |         |       |         |              |       |  |
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测绘：王超

测绘单位：邢台市城乡房产测绘队

第6页-共6页

审核：李伟

打印日期：2024年06月27日

房屋分層平面示意图

|        |    |   |    |                              |      |      |           |        |
|--------|----|---|----|------------------------------|------|------|-----------|--------|
| 不动产单元号 | 地上 | 2 | 结构 | 混合                           | 建成年份 | 2024 | 总建筑面积, m² | 959.40 |
| 幢号     | 地下 | 0 | 座落 | 巨鹿县西平北街60-1号西王杨综合批发市场西区4A号商业 |      |      |           |        |

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第1册

比例尺 1 : 250

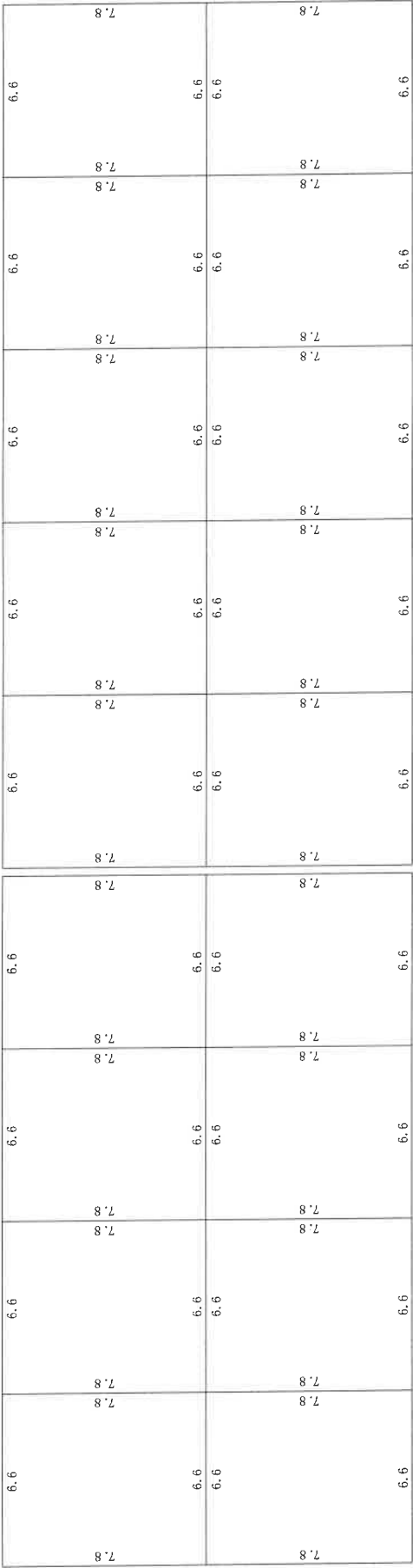
测绘人：展豪、张皓

计算人:王超

审核人：李伟

房屋分层平面示意图

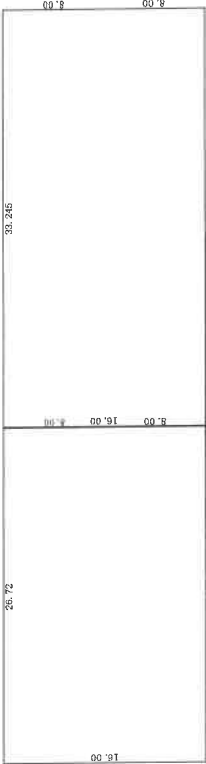
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| 不动产单元号 |       | 地上 | 2 | 结构 | 混合                           | 建成年份 | 2024 | 总建筑面积, m² | 959.40 |
| 幢号     | 4A号商业 | 地下 | 0 | 座落 | 巨鹿县西平北街60-1号西王杨综合批发市场西区4A号商业 |      |      |           |        |



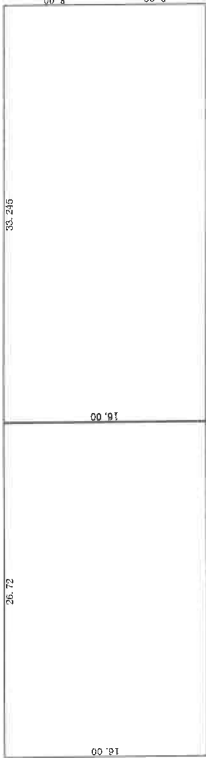
第2层

房产幢平面图

|        |       |      |   |      |                              |      |      |           |         |
|--------|-------|------|---|------|------------------------------|------|------|-----------|---------|
| 不动产单元号 |       | 地上层数 | 2 | 结 构  | 混合                           | 建成年份 | 2024 | 总建筑面积(m²) | 1918.80 |
| 幢 号    | 4A号商业 | 地下层数 | 0 | 房屋座落 | 巨鹿县西平北街60-1号西王杨综合批发市场西区4A号商业 |      |      |           |         |



第2层



第1层



比例尺 1 : 600